



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Kristina Gallant, City of Bellevue Development Services

LOCATION OF PROPOSAL: Citywide

DESCRIPTION OF PROPOSAL: Land Use Code Amendment to amend chapters 20.20 General Development Requirements, 20.25 Special and Overlay Districts and 20.50 Definitions to establish provisions for reduced minimum parking requirements for certain housing developments located near frequent transit service.

FILE NUMBERS: 20-110291-AD

PLANNER: Heidi Bedwell, 425-452-4862

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on 2/18/2021
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

Heidi Bedwell, Planning Manager

February 3, 2021

Environmental Coordinator
Elizabeth Stead, Land Use Director

OTHERS TO RECEIVE THIS DOCUMENT:

- ☐ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov
- ☐ State Department of Ecology, Shoreline Planner N.W. Region / MARI461@ECY.WA.GOV;
sepaunit@ecy.wa.gov
- ☐ Army Corps of Engineers
- ☐ Attorney General ecyolvef@atg.wa.gov
- ☐ Muckleshoot Indian Tribe glen.stamant@muckleshoot.nsn.us Fisheries.fileroom@muckleshoot.nsn.us

SEPA Environmental Checklist and Supplemental Sheet for Non-Project Actions

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (except Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the Environmental Checklist plus the supplemental sheet for nonproject actions (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
Residential Minimum Parking Land Use Code Amendment (LUCA)
2. Name of applicant: [\[help\]](#)
City of Bellevue
3. Address and phone number of applicant and contact person: [\[help\]](#)
*Kristina Gallant, Senior Planner, 425-452-6196
Development Services Department
450 110th Avenue NE
Bellevue, WA 98004*
4. Date checklist prepared: [\[help\]](#)
November 9, 2020
5. Agency requesting checklist: [\[help\]](#)
City of Bellevue
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
Adoption of the LUCA is anticipated to be complete before May 18, 2021.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
A non-project Environmental Checklist in support of the Residential Parking Reduction LUCA is included.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)
New residential projects in areas with frequent transit service will be vested to the reduced parking requirements established in the Interim Order of Control (IOC) imposed by Ordinance no. 6513 on May 18 and extended by Ordinance no. 6541 on October 26. Staff are not currently aware of any projects submitted under the IOC requirements. The IOC will expire on May 18, 2021 unless it is extended again.
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
City Council and the East Bellevue Community Council approval of the LUCA.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

[\[help\]](#)

The proposal is to adopt reduced minimum residential parking requirements in areas with frequent transit service, consistent with RCW 36.70A.620. "Frequent transit service" is defined as a location within one-quarter of a mile of a transit stop that provides service at least two times per hour for 12 or more hours per day for affordable housing units; and at least four times per hour for 12 or more hours per day for market rate multifamily housing units and housing units for seniors or people with disabilities. This is the same definition established in RCW 36.70A.620. Staff are conducting research and analysis to consider the following additional changes for the LUCA, beyond the minimum State regulations:

- Expanding the frequent transit service area up to one-half mile
- Including funded light rail stations set to begin frequent service within five years (or less, to be determined)

Under state regulations, minimum residential parking requirements in frequent transit service areas may be no greater than one parking space per bedroom or 0.75 space per unit. Cities may not impose minimum parking requirements for housing serving seniors or people with disabilities, except as needed for staff and visitors. Consistent with established minimums in transit-oriented neighborhoods like BelRed, the following minimum parking requirements would apply in frequent transit service areas, unless existing requirements are lower:

- 0.75 parking spaces per unit for affordable housing and market rate multifamily housing
- 0 parking spaces for housing for seniors and people with disabilities, except as required for employees and guests

Staff will also explore the following topics which are related to but not required by state regulations:

- Improving parking incentives for affordable housing
- Considering a process to allow applicants to submit parking studies for additional minimum parking departures and be granted certainty of approval/disapproval earlier in the permitting process
- Evaluating existing residential visitor parking requirements in downtown zones

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you

are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Areas of the City located within 1/4 mile of a transit stop with frequent service.

City of Bellevue, King County, Washington

Community No.: 530074

See Attachment A for map

B. Environmental Elements [\[help\]](#)

No discussion of the individual Environmental Elements is required for GMA actions per WAC 197-11-235(3)(b).

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: ☐ristina ☐allant _____

Name of signee: *Kristina Gallant*

Position and Agency/Organization: *Senior Planner, Development Services*

Date Submitted: *November 13, 2020*

D. Supplemental Sheet For Nonproject Actions [\[help\]](#)

(IT IS NOT NECESSARY TO USE THIS SHEET FOR PROJECT ACTIONS)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

ENVIRONMENTAL SUMMARY PER WAC 197-11-440(4)

The proposal is to amend the Bellevue Land Use Code to conform residential parking requirements in the Land Use Code (LUC) Part 20.20.590 and other related sections to align with requirements of RCW 36.70A.620. The final amendments may go beyond the minimum requirements of RCW 36.70A.620, as appropriate for Bellevue's transit resources and affordable housing needs.

Objectives: *The objective of this proposal is to adopt reduced minimum parking requirements for certain types of housing development located near frequent transit service.*

The Purpose and Need to which the proposal is responding to: *The proposed code changes are driven by updates to state law. The proposal includes:*

- Updated minimum parking requirements for residential uses with frequent transit service ; and
- Necessary amendments and additions to the definition section of the LUC .

State the major conclusions, significant areas of controversy and uncertainty: At present, the proposal includes slightly lower minimum requirements than established in RCW 36.70A.620. These lower minimums were selected based on established minimum requirements in some of Bellevue's transit-oriented neighborhoods. The final recommendation may cover a larger area and/or offer greater reductions for affordable housing or residential visitor parking. While staff are studying opportunities to improve the process for minimum parking departures and evaluating the need for visitor parking downtown, these elements may need to be separated from the core project scope to accommodate further analysis and outreach.

State the issues to be resolved, including the environmental choices to be made among alternative courses of action: Staff are completing analysis and outreach to determine the appropriate radius around transit stations with frequent service where reduced parking is feasible without creating significant spillover parking impacts. This radius is expected to be between 1/4 and 1/2 mile. Staff are also evaluating the necessity of downtown residential visitor parking requirements. Staff are reviewing the current process for requesting a minimum parking departure, and considering opportunities to grant certainty earlier in the application process.

The alternative course of action would be to not amend the LUC for consistency with state regulations. If the City chooses this alternative, parking requirements would not be consistent with RCW 36.70A.620.

Staff recommends amending the LUC to conform the residential parking requirements in the Land Use Code (LUC) Part 20.20.590 and other related sections to align with requirements of RCW 36.70A.620.

State the impacts of the proposal, including any significant adverse impacts that cannot be mitigated: The proposal is a nonproject action to amend the LUC for consistency with state regulations. There are no significant impacts resulting from that action. Any project-specific impacts would be evaluated under separate project review.

Describe any proposed mitigation measures and their effectiveness: No specific development is being approved with this proposal. No significant environmental impacts have been identified, therefore, no mitigation measures are proposed.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Adoption of the proposed code amendments will not increase the potential impacts to water, emissions to air, earth resources or noise production.

Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed code amendment will not increase the potential impacts to plants and animals.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A

3. How would the proposal be likely to deplete energy or natural resources?

No adverse impacts to energy or natural resources are anticipated.

Proposed measures to protect or conserve energy and natural resources are:

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal is not anticipated to use or affect environmentally sensitive areas.

Proposed measures to protect or conserve environmentally sensitive areas are:

N/A

The proposed code amendments are a non-project action. Development proposals will require project-specific review, including SEPA review where applicable, to verify consistency with City codes and standards which are intended to protect the environment.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The same land use districts and shoreline overlay regulations will continue to apply to development and redevelopment. No changes to land uses or the City's Shoreline Master Program and Shoreline Management Regulations are proposed.

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed amendments to the Land Use Code are intended to encourage transit ridership in areas with frequent transit service. As a result, the proposed amendments are not anticipated to increase vehicle traffic, but may increase transit ridership. It is anticipated that there should be lower demand for parking in transit-oriented development.

Proposed measures to reduce or respond to such demand(s) are:

N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed code amendments are necessary to achieve consistency with state regulations. No conflicts are anticipated.